

Cumbrian Properties

123 Wigton Road, Carlisle



Price Region £240,000

EPC-C

Semi-detached property | Solar panels & battery
1 reception room | 3 bedrooms | Conservatory
Driveway & garage | Front & rear gardens

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2/ 123 WIGTON ROAD, CARLISLE

A beautifully presented three bedroom semi-detached home with conservatory, situated to the west of the city, benefiting from 12 solar panels with battery storage offering excellent energy efficiency. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with sliding doors to the conservatory, a modern fitted kitchen with integrated appliances, utility room and inner hall. To the first floor are three well-proportioned bedrooms and a stylish four-piece bathroom. Externally, the property enjoys well-maintained lawned gardens to the front and rear with greenhouse and shed, together with driveway parking and an integral garage, making this an ideal family home.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Fitted storage cupboards, radiator, coving, UPVC double glazed frosted window to the front and wood effect laminate flooring. Staircase to the first floor with radiator and UPVC double glazed window to the front. Doors to the kitchen and lounge.



ENTRANCE HALL

LOUNGE (19' x 14'7) UPVC double glazed window to the front, UPVC double glazed sliding doors to the conservatory, coving, dado rail, two radiators and fireplace housing a gas fire.



LOUNGE

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CONSERVATORY (13' x 10'5) UPVC double glazed frosted window to the side, wood effect laminate flooring and radiator.



CONSERVATORY

KITCHEN (12' x 11') Fitted kitchen incorporating an electric oven and grill with four ring induction hob and extractor hood above, integrated dishwasher, sink unit with mixer tap, radiator, wood effect laminate flooring, coving, pantry providing additional storage, UPVC double glazed window to the rear and door to the utility.



KITCHEN

UTILITY (14' x 12') Wall and base units with worksurfaces incorporating sink unit with mixer tap, plumbing for washing machine and space for tumble dryer. UPVC double glazed window to the rear, radiator, wood effect laminate flooring, doors to the inner hall and garage, and UPVC double glazed frosted door to the rear garden.



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INNER HALL UPVC door to the front.

FIRST FLOOR

LANDING Fitted storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1 (14'5 x 11') UPVC double glazed window to the front, radiator and coving.



BEDROOM 1

BEDROOM 2 (9' x 9') UPVC double glazed window to the front, radiator and fitted storage cupboard.



BEDROOM 2

BEDROOM 3 (11' x 11') UPVC double glazed window to the rear, radiator, coving and built-in storage cupboards.



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BATHROOM (10' x 8'5) Four piece suite comprising WC, vanity unit wash hand basin, panelled bath and corner shower unit. Heated towel rail, tile effect vinyl flooring, panelled ceiling with spotlights and UPVC double glazed frosted windows to the side.



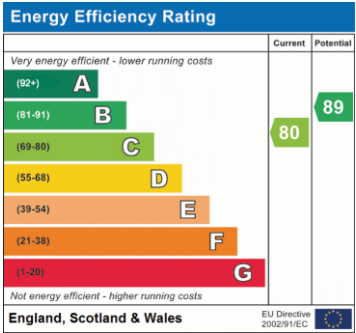
BATHROOM

OUTSIDE Walled front garden with lawn and driveway providing off-street parking. Lawned rear garden with patio, greenhouse, timber shed and raised vegetable patch. The property also benefits from 12 solar panels with battery storage.

GARAGE (16'5 x 8'5) Up and over door, Worcester gas boiler, power and light.



REAR GARDEN



TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.